

1 **MINUTES OF MEETING**

2 **AVALON GROVES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, April 27, 2023 at 1:04 p.m., at the Avalon Groves
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, Florida 34714.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Candice Smith (S5) <i>(via phone)</i>	Board Supervisor, Chair
11 William Tyler Flint (S4)	Board Supervisor, Vice Chair
12 Bill Fife (S1)	Board Supervisor, Assistant Secretary
13 Michael Aube (S3)	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Kyle Darin	District Manager, Vesta District Services
17 Jere Earlywine	District Counsel, Kutak Rock LLP
18 Greg Woodcock <i>(via phone)</i>	District Engineer, Stantec
19 Dana Bryant	Yellowstone
20 Timothy Quinlan	Evergreen Lifestyles Management (Serenoa POA
21 Manager)	
22 Thomas Prince	Leland Management (Palms at Serenoa HOA Manager)
23 Gene Mastrangeli	Resident
24 Keith Bracknell	Resident
25 Cheri Johnson	Resident

26 *The following is a summary of the discussions and actions taken at the April 27, 2023 Avalon*
27 *Groves CDD Board of Supervisors Regular Meeting.*

28 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items (Limited to 3**
29 *minutes per individual for agenda items)*

30 There being none, the next item followed.

31 **THIRD ORDER OF BUSINESS – Budget Workshop**

32 A. Exhibit 1: Discussion on FY 2023-2024 Operations & Maintenance Needs

33 Supervisors and staff discussed the proposed FY 2024 budget. No action was taken
34 during the workshop.

35 **FOURTH ORDER OF BUSINESS – Staff Reports**

36 B. District Counsel – *Jere Earlywine, Kutak Rock LLP*

37 Mr. Earlywine noted the a delay in the acquisition of the Edgemont plat and that the
38 permit has not yet been issued for commercial intersection, they're finalizing the drafting
39 of the deeds at the County level.

40 Comments have been received on the contract for District Engineer, and that will be
41 brought back for consideration once the agreement is finalized.

42 C. District Engineer

43 Mr. Woodcock had nothing to report and the Board had no action items for him.

44 D. District Manager – *Kyle Darin, Vesta District Services*

45 1. Landscape Maintenance Report – *Dana Bryant, Yellowstone*

46 Palm trimming is anticipated for next month, assuming there will be sufficient
47 rain events for the trimming to encourage growth rather than add stress. Mr.
48 Bryant will forward a copy of the Yellowstone contract to the District Manager
49 for the Board's review.

50 2. Exhibit 2: Aquatic Maintenance Report – *Steadfast Environmental*

51 There being no discussion, the next item followed.

52 3. Discussion on Authorizing Staff to Engage H.A.R.T. Hog Removal Services
53 (\$250/trap*3, \$85/hog)

54 The Board discussed options for hog deterrents, past action, and anticipated cost.

55 On a MOTION by Mr. Fife, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the Board
56 approved H.A.R.T. to provide hog removal services in an amount not to exceed \$2,500.00 total,
57 for the Avalon Groves Community Development District.

58 E. Serenoa POA Amenity Manager – *Timothy Quinlan, Evergreen Lifestyles Management*

59 Mr. Quinlan provided an update on the Serenoa POA projects: Cabana replacement,
60 landscape and paint damage by the hailstorm, and repairs to the splashpad,
61 geothermal heater and the access system.

62 F. Palms at Serenoa HOA Manager – *Thomas Prince, Leland Management*

63 Mr. Prince provided an update on the Palms at Serenoa HOA projects: pressure
64 washing, minor repairs at the entryway monument, and the replacing of a Sylvester
65 palm at the front entrance. Reports of alligators and ATVs on CDD property have
66 been shared with District management and they are trying to educate homeowners
67 to send reports directly to the CDD so there is no gap in communication time. Phase
68 four is in progress, and minor hail damage reports are coming in.

69 **FIFTH ORDER OF BUSINESS – Business Matters**

70 A. Exhibit 3: Consideration of Resolution 2023-10, Approving FY 2024 Proposed Budget and
71 Setting Public Hearing

72 The Public Hearing was scheduled for July 27, 2023.

73 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, with Mr. Aube opposed, the Board adopted
74 Resolution 2023-10, Approving FY 2024 Proposed Budget and Setting Public Hearing, for the
75 Avalon Groves Community Development District.

76 *This vote was later reconsidered.*

77 B. Exhibit 4: Update on Proposals for Outlets and Monument Lighting at the Village
78 Entrances and Amenity Center (HOA)

79 *This item was held and addressed after Audience Comments – New Business.*

80 1. Ameresco (Solar Lights and Solar Outlets Sufficient for Holiday Lighting) -
81 \$31,320.00 (*Mounting Materials and Installation Not Included*)

82
83 2. Klinger Electric (Standard Lights and Standard Outlets) - \$61,896.00

84
85 3. Klinger Electric (Standard Outlets Only) - \$57,557.00

86
87 4. Ameresco (Solar Lights Only) - \$15,000.00 (*Mounting Materials and Installation Not*
88 *Included*)

89 The Board further discussed the budget, and the funding requirements to install
90 electrical outlets at the village entrances and requested a third proposal for materials
91 and labor.

92 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
93 reconsidered the vote by which Resolution 2023-10 was adopted, Approving FY 2024
94 Proposed Budget and Setting Public Hearing, for the Avalon Groves Community Development
95 District.

96 The Board amended the proposed FY 2024 budget by increasing the Field Contingency
97 line item by \$60,000 to accommodate the installation of electrical outlets at the village
98 entrances.

99 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
100 adopted Resolution 2023-10, Approving FY 2024 Proposed Budget and Setting Public
101 Hearing, incorporating the amendment to the proposed FY 2024 budget, for the Avalon Groves
102 Community Development District.

103 **SIXTH ORDER OF BUSINESS – Administrative Matters/Consent Agenda**

104 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular
105 Meeting Held March 23, 2023

106 B. Exhibit 6: Consideration for Acceptance – The March 23 Unaudited Financial Report

107 On a MOTION by Mr. Aube, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
108 approved all items of the Consent Agenda, for the Avalon Groves Community Development
109 District.

110 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business** *(Limited to 3*
111 *minutes per individual for non-agenda items)*

112 The Board heard comments from Mr. Mastrangeli requested an adjustment on a sprinkler
113 at the Village 2 entrance so that water is not directed at the keypad area causing drivers to
114 get wet. Mr. Bracknell asked why Mr. Aube was opposed to the resolution. Ms. Johnson
115 asked about plans to repair hog damaged landscape. In response, it was noted that
116 mitigation will not take place until after hogs have been addressed. And re-seeding would
117 not take place until the rainy season since no irrigation is installed in the affected areas
118 around the ponds. Mr. Mastrangeli also asked when there will be vacancies to add residents
119 to the Board. Mr. Earlywine responded that statutorily, elections take place every two
120 years. That said, there may be vacancies once the development projects are completed and
121 conveyed.

122 **EIGHTH ORDER OF BUSINESS – Supervisors Requests** *(Includes Next Meeting Agenda*
123 *Items Requests)*

124 Mr. Aube requested a pending project handout and an update on the streetlight repairs, and
125 asked staff to lobby the County to add a crosswalk and signs at the other end of Sawgrass
126 Bay Blvd. It was noted that traffic lights with a crosswalk will be included with the
127 commercial parcel intersection. Staff will reach out to Tim Plate with Heidt, for a
128 schematic to share with the Board.

129 **NINTH ORDER OF BUSINESS – Action Items Summary**

130 The action items from the meeting were noted as follows:

- 131 • DM to provide Board with pending project handout
- 132 • DM to look into light fixture repair
- 133 • DM to obtain copy of Yellowstone contract and provide to Board
- 134 • DM to obtain proposal from Yellowstone to repair hog damage once it ceases
- 135 • DM to contact Tim Plate regarding crosswalk design at the commercial property
- 136 • DM will forward the hog trapping proposal to District Counsel

137 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check**

138 *Confirmation of Quorum for Next Meeting Scheduled for 1 p.m. on May 25, 2023 at the Avalon*
139 *Groves Amenity Center (17555 Sawgrass Bay Blvd., Clermont, Florida 34714)*

140 With the exception of Mr. Fife, all Supervisors present, confirmed their intent to attend the
141 next meeting.

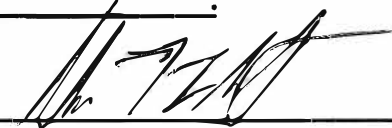
142 **ELEVENTH ORDER OF BUSINESS – Adjournment**

143 On a MOTION by Mr. Fife, SECONDED by Mr. Flint, WITH ALL IN FAVOR, the Board
144 adjourned the meeting at 2:26 p.m. for the Avalon Groves Community Development District.

145 **Each person who decides to appeal any decision made by the Board with respect to any matter*
146 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
147 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

148 Meeting minutes were approved at a meeting by vote of the Board of
149 Supervisors noticed meeting held on June 22, 2023 at a publicly

150
151 Kyle T. Darin
Signature


Signature

Kyle Darin
Printed Name

William Tyler Flint
Printed Name

152 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman